



**News from the City of Greenville**  
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**For Immediate Release**

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**Selection Committee Recommends  
TVS/Craig, Gaulden and Davis for Expo Center Renovations**

The City of Greenville has entered into contract negotiations with the architectural firms Thompson, Ventulett, Stainback & Associates (TVS) and Craig, Gaulden and Davis for the Palmetto Expo Center renovation project based on the unanimous recommendation of the Expo Center Architect Selection Committee.

Members of the selection committee reviewed three proposals that were submitted through the request for proposal process. The committee noted that while all three firms were excellent, with widespread experience in convention center design, they felt that the partnership of TVS and Craig Gaulden and Davis was the clear winner.

Factors in making their decision included:

- The experience and reputation of TVS,
- The combination of national and local design talent,
- The firms' clear understanding of the project,
- The firms' understanding of Pleasantburg Drive redevelopment concerns,
- The firms' demonstrated sensitivity to budget issues, and
- The firms' willingness to listen and flexibility in coming up with a design that works for the Greenville community.

Members of the selection committee included representatives of the Expo Center stakeholder groups such as, the Pleasantburg Drive Business Association, the Convention and Visitors Bureau, and the Hospitality Association. City Manager James Bourey says that the City chose to enlist the assistance of these stakeholders because "the renovation project will have a

tremendous impact on the local economy and the revitalization efforts of the Pleasantburg Corridor.”

The City purchased the Palmetto Expo Center in 2001 for \$6.75 million. The City then hired SMG to manage the facility. Over the past several years, the facility has played host to local and national tradeshows and conferences, channeling millions of dollars into the local economy. However, industry leaders determined an upgrade of the facility was essential to meet current market expectations and remain competitive with other facilities.

Last year, SMG and TVS prepared a building master plan for the Expo Center. The plan, which was presented to Council for approval in October 2004, called for a four-phase improvement schedule to allow for the continued function of the facility and to remain within budget constraints.

The plan for Phase I includes combining two of the facility’s exhibit halls to create a 220,000 square foot hall which is also divisible into smaller halls, building an exterior concourse to provide better access and linkage between exhibit halls and meeting rooms; improving the ballroom/exhibit hall to create 24,000 square feet of column-free space; making improvements required for building code compliance and purchasing property to visually enhance the neighborhood and create a visual connection between Pleasantburg and the facility. Using the master plan as a guideline, TVS and Craig, Gaulden and Davis will create detailed drawings for Phase I, along with general drawings for Phase II and III to ensure that the entire project is well-coordinated in its design and function. The renovation design will also take into account the recommendations of the Pleasantburg Corridor Master Plan, which was developed by the planning firm Glatting-Jackson, under contract to the City.

The cost of Phase I is estimated at \$12.7 million, with final numbers to be set based on the actual design details. The project is budgeted in the City’s Capital Improvement Project (CIP) plan, with the main source of funding coming from the issuance of bonds funded through Hospitality taxes.

City Manager Bourey notes the City plans to keep the community involved throughout the design process. “There will be written communications as well as neighborhood and business

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association meeting presentations to provide updates on our progress and plans, and to receive input from all interested stakeholders,” he explains.

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